



Hilton &
Horsfall

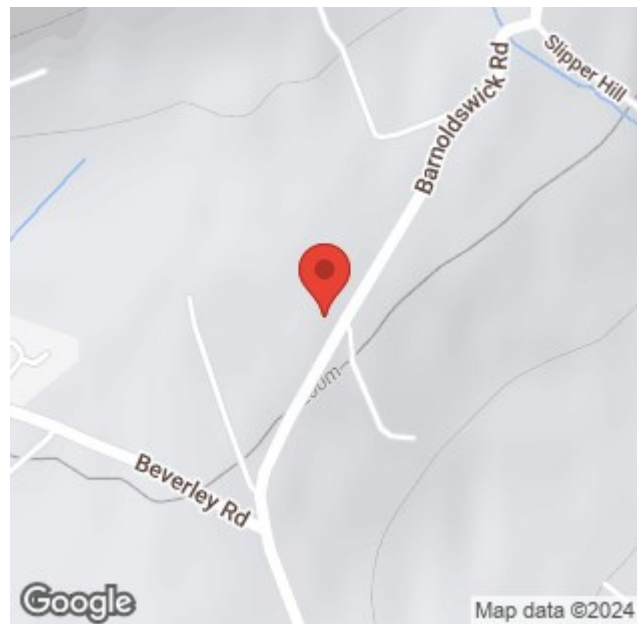
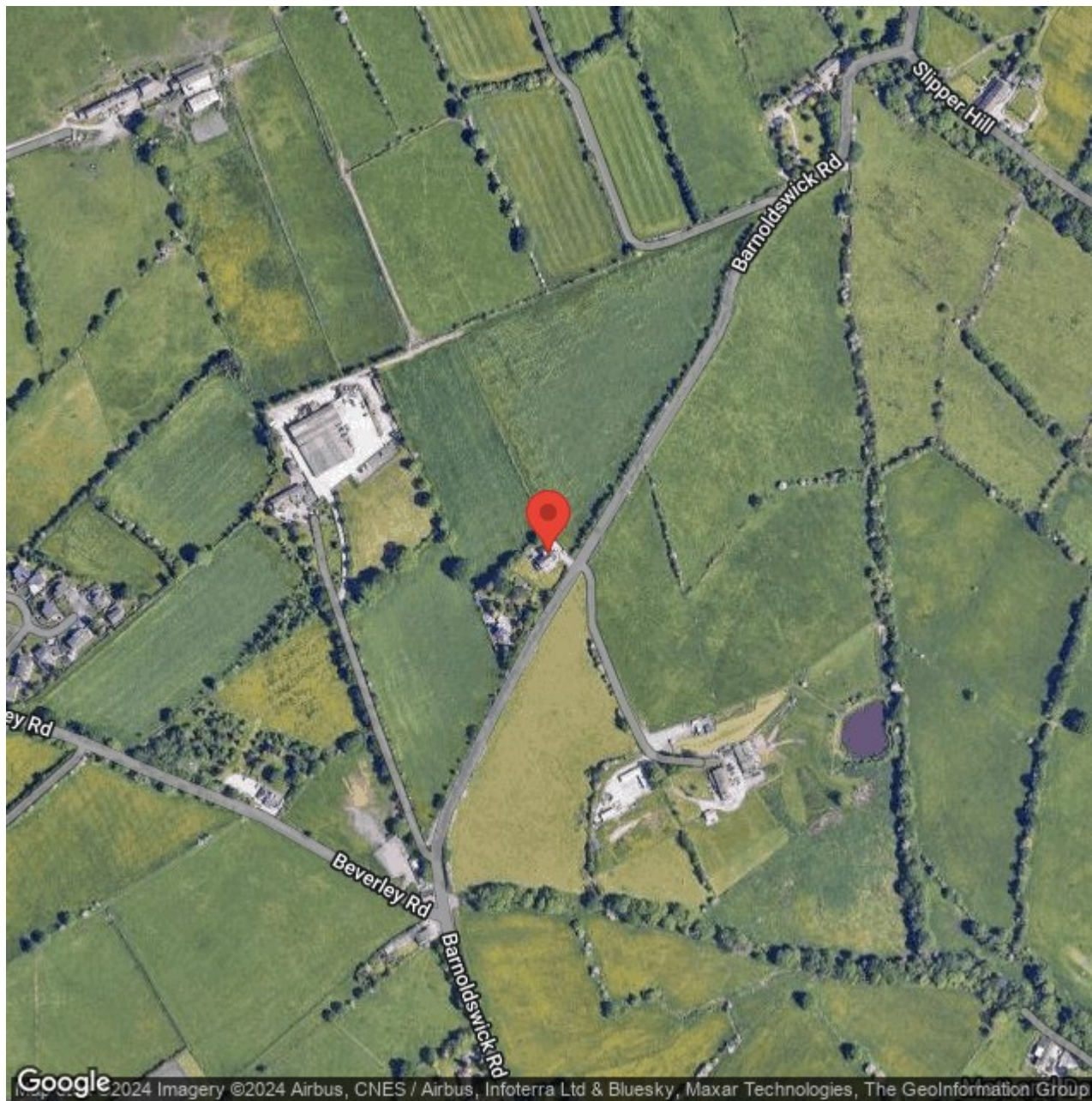
BB9 6RG

Sunny Mead, Barnoldswick Road, Blacko

Offers In The Region Of £894,950

A fantastic opportunity to acquire this simply stunning FIVE bedroomed detached dwelling located in a highly desirable area of Blacko. The property is surrounded by breath taking open aspect views towards the countryside. A true credit to the current owners. This beautifully presented property has many noteworthy features throughout and briefly comprises of: a welcoming entrance hallway, family sized living room, bright and airy sunroom, additional sitting room, dining room, useful downstairs w.c, study / office room and breakfast kitchen. To the first floor / landing you will find five bedrooms, three en-suites and a four piece family bathroom suite. You will also find a double garage and workshop / studio area with access through to a shower room. Externally to the front elevation you will find a large paved driveway offering ample space for off road parking, a mainly laid lawn with mature trees and shrubs, an elevated flagged patio area with space for garden furniture overlooking the stunning countryside views. To the side and rear elevation you will find further flagged patio areas, outside electrics and lighting. The perfect garden for the Spring / Summer months. Early viewing is highly advised to avoid disappointment. Council Tax Band G. FREEHOLD.







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Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALLWAY

A welcoming entrance hallway having wood effect flooring, recessed LED spotlights, open balustrade staircase to the first floor / landing with a glass panel, uPVC door to the front elevation and uPVC double glazed windows to the front elevation offering stunning countryside views.

LIVING ROOM 22'2" x 21'1" (6.77m x 6.44m)

A family sized living room having wood effect flooring, space for settees, 2x central heating radiators, media wall with television point, wall feature fireplace with log burning stove set within, space for table and chairs, recessed LED spotlights, uPVC double glazed windows to the rear elevation, 2x solid oak wood french doors leading through to the sunroom and uPVC patio doors to the front elevation with stunning open aspect views towards the countryside.

SUNROOM 18'0" x 9'6" (5.50m x 2.90m)

A bright and airy sunroom with wood effect flooring, space for settees, recessed LED spotlights, 2x wall mounted modern anthracite radiators, double solid oak doors with glass panels leading through to the living room, uPVC patio doors leading out to the garden and uPVC double glazed window to the rear elevation.

DINING ROOM 18'1" x 10'2" (5.53m x 3.11m)

A large dining room currently utilised as a home gym which is ideal for hosting, having wood effect flooring, 2x central heating radiators, space for table and chairs, recessed LED spotlights, solid oak wood french doors with glass panel leading through to the sitting room and uPVC double glazed window to the side elevation.

SITTING ROOM 15'2" x 12'10" (4.64m x 3.92m)

A cosy sitting room with wood effect flooring, 2x central heating radiators, recessed LED spotlights, 2x solid oak wood french doors with glass panel leading through to the dining room and uPVC double glazed windows to the front and side elevation with far reaching open aspect views towards the countryside.

STUDY / OFFICE ROOM 11'11" x 9'1" (3.65m x 2.79m)

Having a multitude of uses this room benefits from wood flooring, space for desks and drawers, recessed LED spotlights, 1x central heating radiator and a uPVC double glazed window to the rear elevation.

DOWNSTAIRS W.C

A useful downstairs w.c comprising of: tiled flooring and walls, push button w.c, wall hung sink with chrome mixer tap, recessed LED spotlights, air extraction fan and 1x central heating radiator.

BREAKFAST KITCHEN 11'9" x 19'10" (3.59m x 6.07m)

A simply stunning breakfast kitchen offering a range of fitted wall and base units with granite worktops, space for a freestanding American style fridge / freezer, underfloor heating, breakfast island with space for bar stools, 4 ring induction hob with a chrome extractor fan

above, plumbing for a washing machine, space for a tumble dryer, inset sink, recessed LED spotlights, door leading through to the integral garage and uPVC double glazed windows to the rear elevation. Having an array of integrated appliances such as: dishwasher, 2x wine coolers, 2x plate warming drawers, Whirlpool microwave, Whirlpool coffee machine and an 2x AEG steam ovens.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

MASTER BEDROOM

A bedroom of double proportions having space for wardrobes and drawers, 2x central heating radiators, recessed LED spotlights, television point, uPVC double glazed window to the front and rear elevation, 2x patio doors leading out onto the balcony which has an artificial lawn, glass balcony, space for outdoor furniture, providing stunning views to the countryside.

EN-SUITE

A three piece suite having underfloor heating, push button w.c, panelled bathtub with chrome mixer tap, tiled flooring and walls, vanity sink with chrome mixer tap, illuminated mirror, heated chrome towel rack and recessed LED spotlights.

BEDROOM TWO 20'9" x 11'10" (6.33m x 3.61m)

A bedroom of double proportions having space for wardrobes and drawers, 2x central heating radiators, recessed LED spotlights, loft hatch, door to en-suite and uPVC double glazed window to the side and rear elevation offering stunning views.

EN-SUITE

A three piece shower room suite comprising of: tiled flooring and walls, underfloor heating, push button w.c, vanity sink with chrome mixer tap, shower cubicle with rainfall shower head, heated chrome towel rack, touch sensor LED mirror and recessed LED spotlights.

BEDROOM THREE 14'5" x 10'3" (4.40m x 3.13m)

Another bedroom of double proportions with space for wardrobes and drawers, recessed LED spotlights, 2x central heating radiators, television point, door leading through to en-suite and uPVC double glazed window to the side elevation with countryside views

EN-SUITE

A three piece shower room suite having tiled flooring and walls, push button w.c, heated chrome towel rack, vanity sink with chrome mixer tap, shower cubicle with rainfall shower head, LED touch sensor mirror and recessed LED spotlights.

BEDROOM FOUR 10'0" x 11'1" (3.05m x 3.39m)

Yet again another bedroom of double proportions having space for wardrobes and drawers, recessed LED spotlights, 1x central heating radiator and uPVC double glazed window to the front elevation with far reaching open aspect views.

HOUSE BATHROOM

A beautifully modern four piece bathroom suite comprising of: underfloor heating, tiled flooring and walls, wall mounted radiator, walk in shower cubicle with rainfall shower head, his n hers wall mounted vanity sink, low level w.c, bathtub with chrome mixer taps, LED touch sensor mirror, recessed LED spotlights and frosted uPVC double glazed window to the rear elevation.

BEDROOM FIVE 15'4" x 13'4" (4.68m x 4.07m)

A bedroom of double proportions having space for wardrobes and drawers, recessed LED spotlights, 1x central heating radiator and uPVC bay fronted window offering stunning views towards the countryside.

EXTERNALLY

Externally to the front elevation you will find a large paved driveway offering ample space for off road parking, a mainly laid lawn with mature trees and shrubs, an elevated flagged patio area with space for garden furniture overlooking the stunning countryside views. To the side and rear elevation you will find further flagged patio areas, outside electrics and lighting. The perfect garden for the Spring / Summer months.

DOUBLE GARAGE 20'11" x 17'5" (6.38m x 5.32m)

A spacious garage that is ideal for storage and off road parking purposes, full lighting, housing the Worcester boiler and oil tank, electric style garage door, with steps leading up to the annex.

WORKSHOP / STUDIO / KITCHEN 18'3" x 17'5" (5.58m x 5.31m)

Offering a range of fitted wall and base units with granite worktops, inset sink with chrome mixer tap, recessed LED spotlights, 2x central heating radiators, Zanussi oven, induction hob with chrome extractor hood above, door leading through to the en-suite shower room and uPVC double glazed windows to the side and rear elevation towards the countryside views.

SHOWER ROOM

Comprising of: tiled flooring, push button w.c, heated chrome towel rack, tiled splash back, vanity sink, touch sensor led mirror, shower cubicle, air extraction fan and recessed LED spotlights.

360 DEGREE VIRTUAL TOUR

Link: <https://bit.ly/sunny-mead>

VIDEO

Link: <https://youtu.be/gOJYwIOkNk>

PRECISE LOCATION

<https://w3w.co/blank.inflamed.audibly>

PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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OUTSIDE

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Ground Floor



Floor 1

Approximate total area[®]

3407.99 ft²

316.61 m²

Reduced headroom

14.8 ft²

1.38 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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